

DURGIN & WALDO GARAGES

January 9, 2012



Durgin Garage Historical Value

Durgin Garage Today



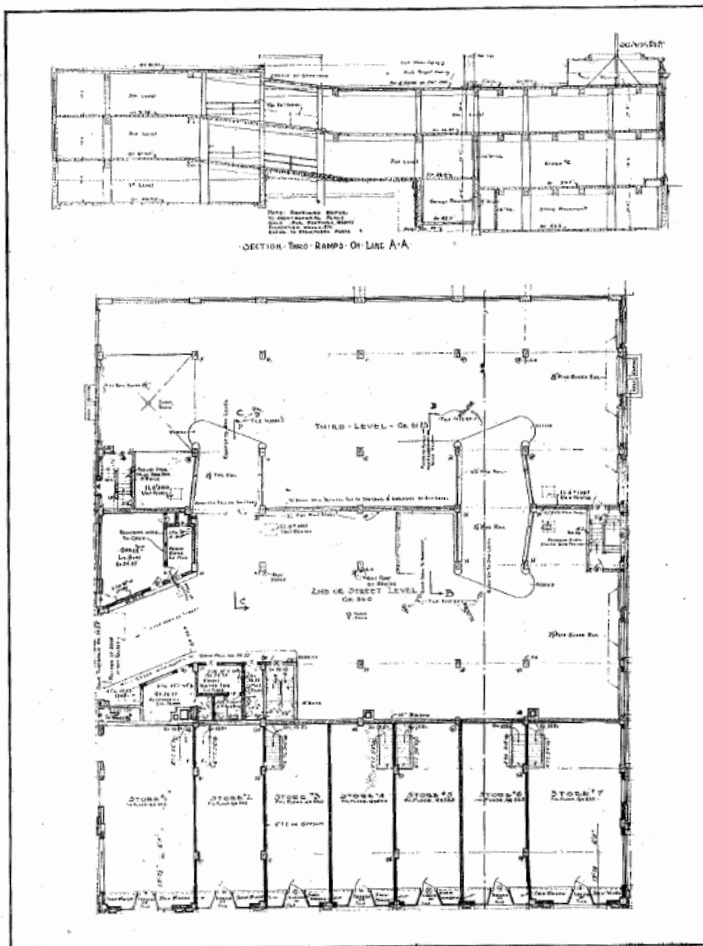
Durgin Garage

5.4 10-18 Pleasant Street, 1926 (photo: 1935).



Durgin Garage

THE AMERICAN ARCHITECT



THE DURGIN GARAGE, BROOKLINE, MASS.
HAROLD FIELD KELLOGG, ARCHITECT

THE DURGIN GARAGE, BROOKLINE, MASS.

HAROLD FIELD KELLOGG, Architect

SO rapid has been the development and general acceptance of automotive transportation for both pleasure and business purposes, that cities have failed to keep abreast of the transportation problem. This problem has been most acutely evidenced in the matter of parking space. It has been stated that there are ten cars for every curb parking space and this estimate is probably conservative. Occasionally the situation has been partially relieved by the use of open spaces as parking courts. In congested areas this is a most uneconomical use of valuable property and the number of cars that can be accommodated is limited.

The logical solution of this portion of the traffic problem has been the multistory garage. The modern garage, principally used for parking purposes, has introduced new problems in building design. There is no precedent for garage design, nor an accepted opinion as to how a building to house automobiles should appear. Designers have been given the rare opportunity of starting with a clean

slate and an unusual chance to create a new type.

Garage income is derived from the renting space for automobiles, servicing cars, and selling accessories. The planning of the garage is, therefore, a problem of conveniently locating these three departments; the securing of maximum parking space for a building of predetermined size; and of planning traffic circulation for the handling of cars.

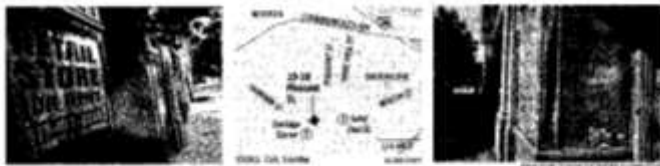
The Durgin Garage is typical of present day tendencies in the design of this type of building. The garage portion consists of five one-half story levels connected with ramps. The garage capacity is 225 cars. Seven stores are also provided. The cost was approximately 31 cents per cubic foot. The exterior of the building is of cast stone and buff brick. Steel sash were used for the garage windows. The store fronts are of metal. The entire building is protected by means of a sprinkler system. Unit heaters are used in the garage and warm air in the stores. The concrete floors in the garage were treated with a dustproof hardener.

"There is no precedent for garage design, nor an accepted opinion as to how a building to house automobiles should appear."

- Harold Field Kellogg, Architect

Durgin Garage in News

THE BOSTON GLOBE
Business



Brookline residents puzzled as prime storefronts languish

Lawyer says he's helping ill-prepared owners launch a turnaround

Brookline residents have long been puzzled by a string of vacant storefronts on the edge of the city center. Now, they're even more so. Why is this happening? The answer, it seems, is that the owners of these storefronts are ill-prepared to launch a turnaround. A lawyer, who says he's helping the owners, says the owners are ill-prepared to launch a turnaround. The lawyer says the owners are ill-prepared to launch a turnaround. The lawyer says the owners are ill-prepared to launch a turnaround.

The lawyer is helping the owners launch a turnaround. The lawyer says the owners are ill-prepared to launch a turnaround. The lawyer says the owners are ill-prepared to launch a turnaround. The lawyer says the owners are ill-prepared to launch a turnaround.

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“Why is this allowed to look so bad?”
- Jean Stringham



The Garage Cambridge

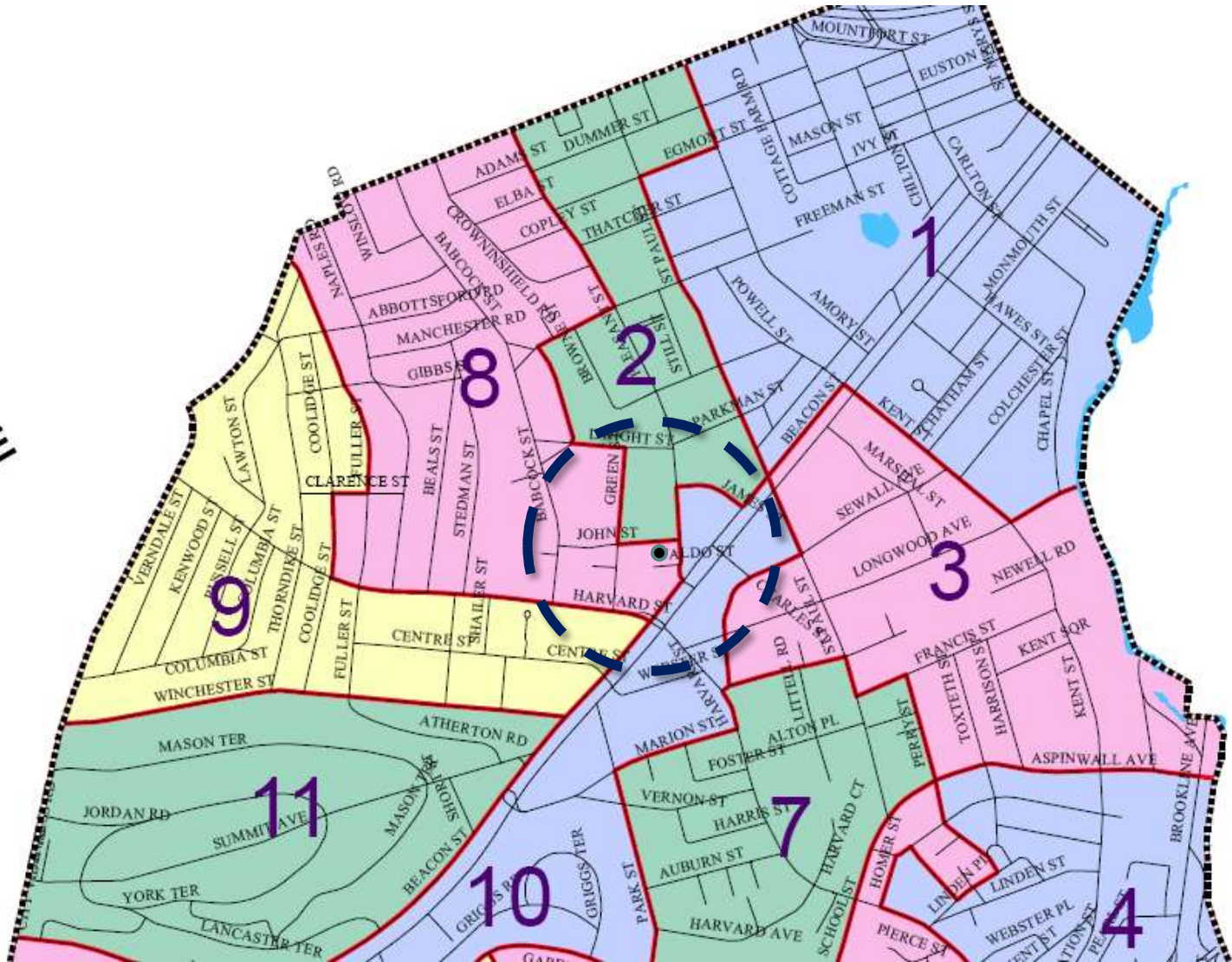


The Garage Cambridge

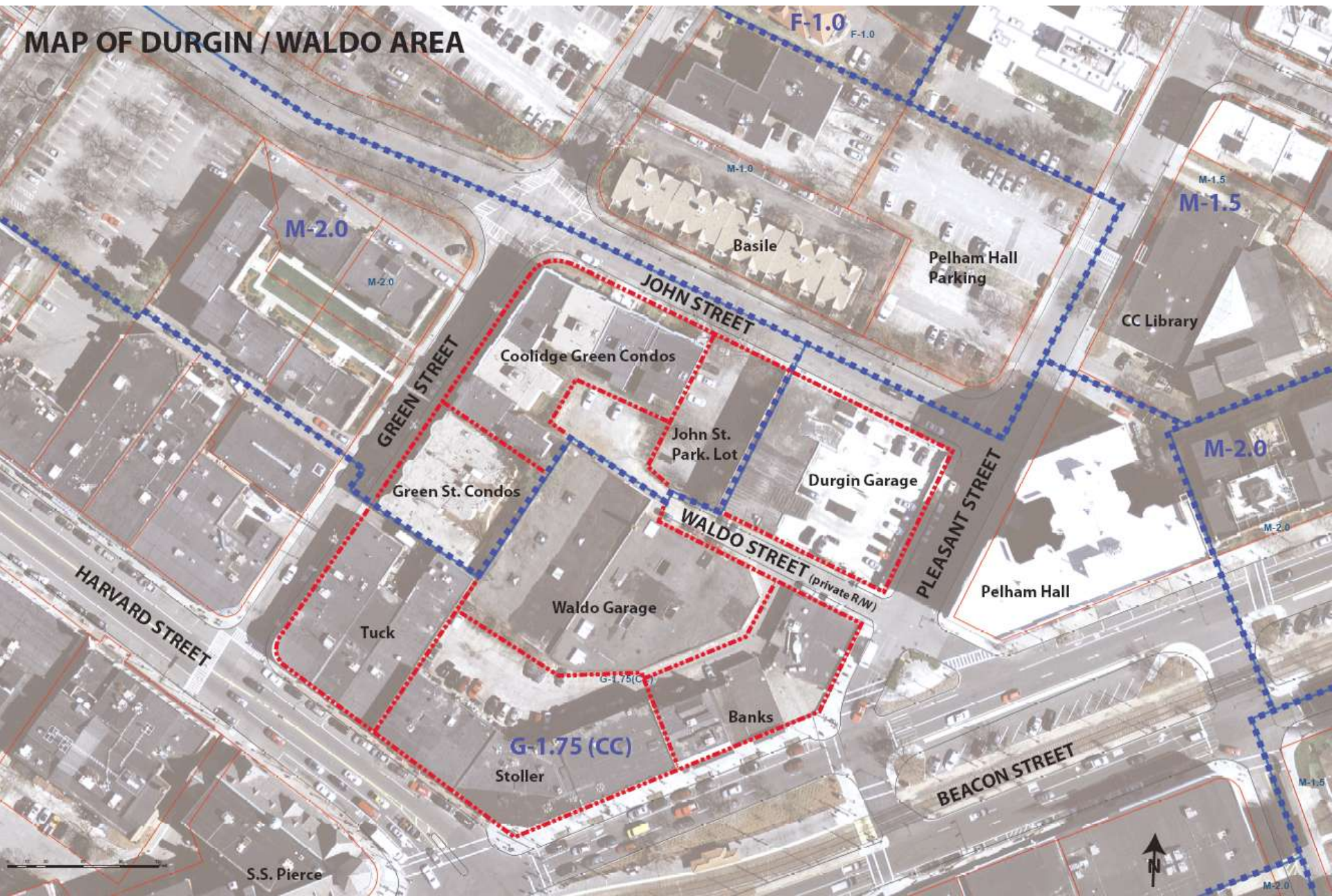


The Garage Cambridge





MAP OF DURGIN / WALDO AREA



Introduction: 4 properties – multiple owners

Durgin
Garage

Goldstein/
Vinograd
Family



Introduction: 4 properties – multiple owners

Chestnut Hill
Realty
Parking



Introduction: 4 properties – multiple owners

Waldo Street
Private Right
of Way



Introduction: 4 properties – multiple owners

Waldo Street
Garage –
Chestnut Hill
Realty

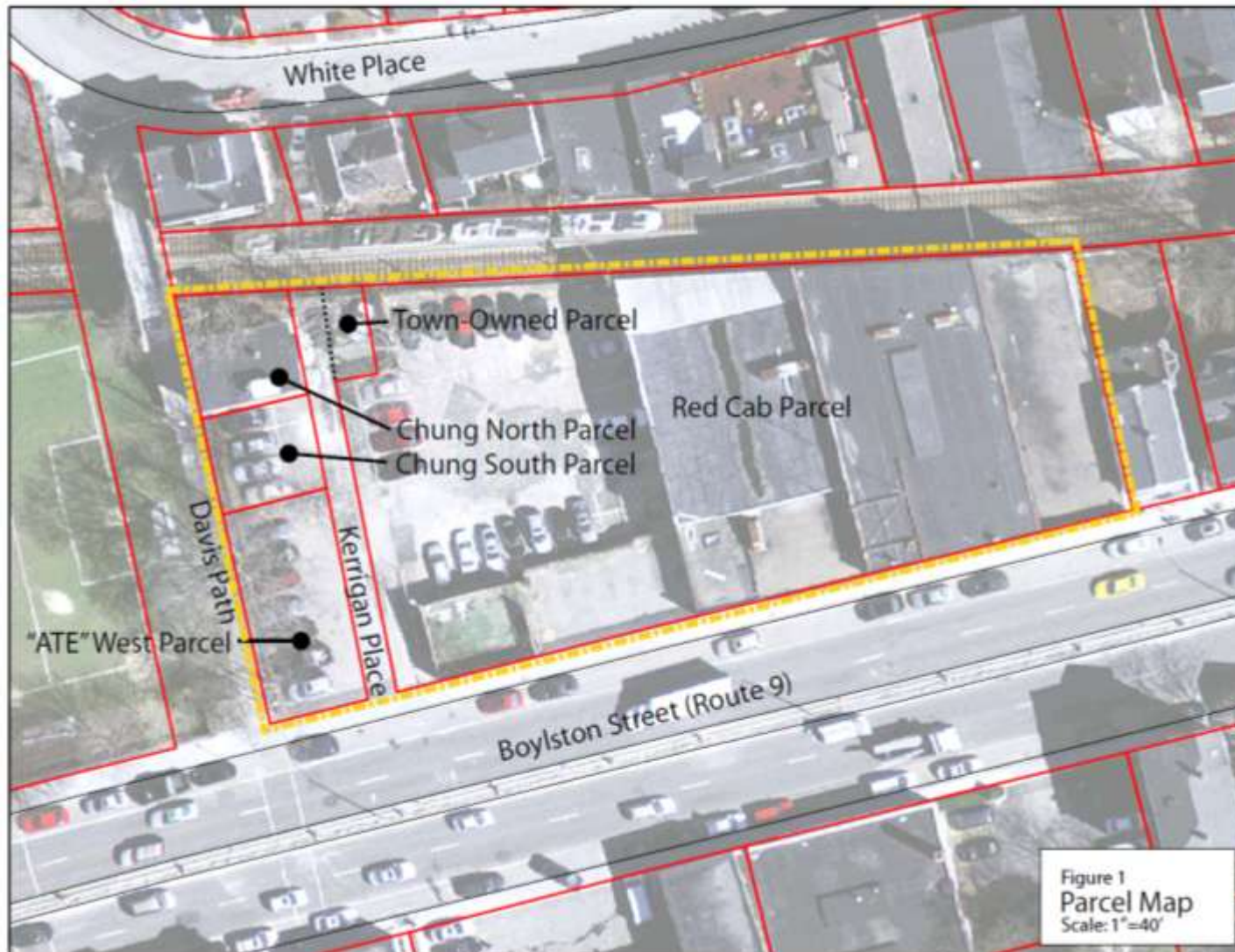




Davis Path Committee

Existing Conditions

111 Boylston



Existing Conditions

111 Boylston



Existing Conditions

111 Boylston



Davis Path Special District Committee

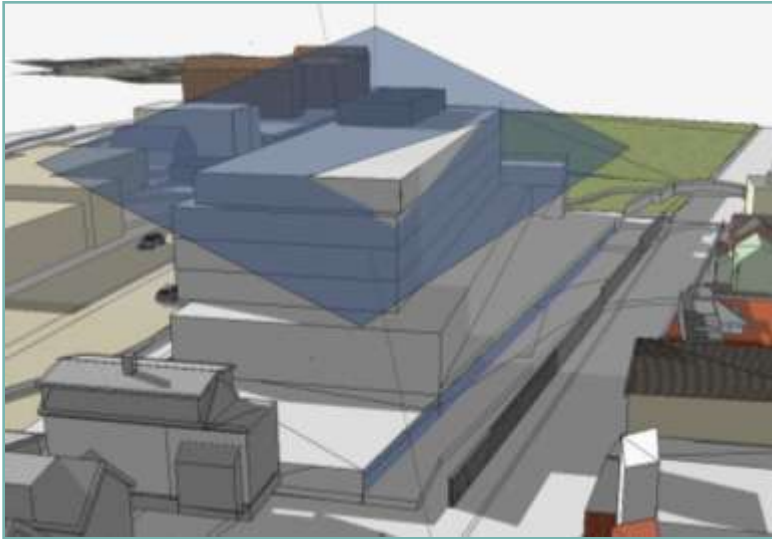
111 Boylston

- Dick Benka – Board of Selectmen – Attorney - Chair
- Charles Baker – Advisory Committee – Attorney
- John Bassett – Community Representative – Builder
- David England – Community Representative – Preservationist
- Steve Heikin – Planning Board – Architect
- Angela Hyatt – Community Representative – Architect
- Ken Lewis – Economic Development Advisory Board – Commercial Developer
- Sergio Modigliani – Community Representative – Architect
- Charles Osborne – Community Representative – Architect
- Linda Pehlke – Community Representative – Planner
- Dan Saltzman – Community Representative – Attorney
- Paul Saner – Zoning By-Law Committee – Finance
- Bill Schwartz – Transportation Board – Transportation Planner

- Pam McKinney, MAI, CRE (Appraisal Institute & Society of Real Estate Counselors)

Davis Path Committee Work

111 Boylston



Permitted Building

111 Boylston



Permitted Building

111 Boylston



Davis Path Special District Committee

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Existing Conditions



PEASANT
COIN WASH



BROOKLINE
FROZEN FOODS

SUPERET
GROCERY • PRO





tiny hanger

- baby
- boys 6-8
- girls 8-12
- gifts
- home
- events
- about us
- contact

Open everyday 10 to 7 • 14 Pleasant Street, Brookline MA 02445 • 617 487 5501



Welcome to the Tiny Hanger. Let us be where you go to find special somethings for babies and little ones. Clothes that are unique, well made and just plain fun are ready for you to make moms, dads, babies and kids smile.



Rabbit's Daughters It's here! Comfort, style and fun all go into the making of these low "violet" jeans. Combining marble and a fresh sense of style, our Rabbit's Daughters are a must-have for your mother's look of the language, and more.



NEW Baby Bunches! Give the mom a gift that baby loves!



© Roberto Ferra Photography

The Tiny Hanger has just brought style, fashion and fun to the under 6 set of Brookline. Come by to our store for exclusive designs, local handmade crafts for urban moms, and designs for the kids room.



THO'S
UPHOLSTER



THE CLARE



JERUSALEM
PITA & GRILL



A photograph of the side of a three-story brick building, identified as the Durgin Garage. The building features large, multi-paned windows on the upper floors and a dark door on the ground floor. Two large, silver, rectangular ventilation ducts run vertically along the side of the building, each topped with a small black cap. A green dumpster is visible in the foreground on the left. The sky is blue with some light clouds.

Side of
Durgin
Garage

Waldo
Garage

2011 – Waldo St./garage

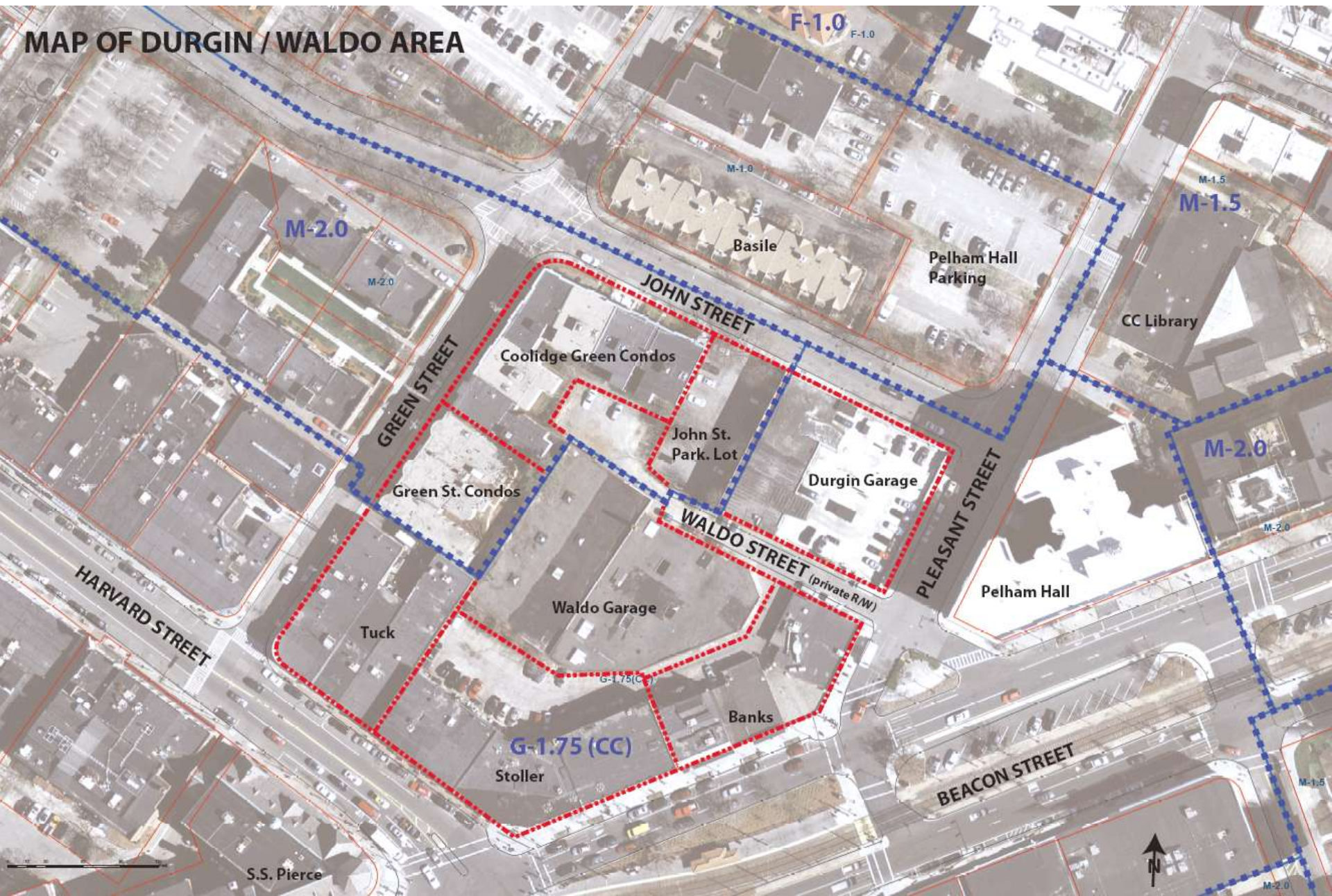
- ❑ Snow cleanup at end of Waldo St. (Chestnut Hill Realty)
- ❑ Abandoned van along Waldo Street private R/W (Vinograd)
- ❑ Rodent controls for Waldo Garage



Waldo Garage



MAP OF DURGIN / WALDO AREA



Ideas for Future



- "TAXI PLACE" @ COOLIDGE CORNER •
- PEDESTRIAN-ORIENTED MIXED-USE AT WALDO STREET FORMER TAXI GARAGE •
- A PROPOSAL FOR COOLIDGE CORNER • BROOKLINE, MA • JUNE 11 • 2007 •

C
JAMES
R
ARCHITECT

James Carr, AIA, architecture & design
LEED 2.0 Accredited Professional
115 Longwood Ave. #3
Brookline, MA 02446
617.738.7617
jcarr@alum.mit.edu

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- "TAXI PLACE" @ COOLIDGE CORNER •
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Items to be Improved – Durgin Garage

- Empty retail storefronts along Pleasant Street have cracked plate glass windows, brown paper continues to seep moisture
- New graffiti on windows of Pleasant Street
- New graffiti still on John Street façade, too



2009/2010 – Durgin Garage

- Broken and painted small plate glass replaced
- Overgrown vegetation along John Street between sidewalk and building removed
- The number of for rent signs were reduced
- New door on John St.
- Some graffiti removed
- Brown paper was replaced multiple times
- Smells of paint fumes along John St. reported, improved following Health Dept. visits



Exhibit A
Durgin St. Garage
10-18 Pleasant Street
Photos taken 6/24/09



Moving Forward: Graffiti

[Police Home](#)[The Force](#)[Programs](#)[Procedures](#)[Parking Tickets](#)[Safety Tips](#)[Reports](#)[Contact Us](#)[Feedback](#)

- [Police Home](#)
- [The Force](#)
- [Programs](#)
 - [AWARE](#)
 - [Bicycle Registration](#)
 - [CERT](#)
 - [Child Seat Safety](#)
 - [CIMS Cameras](#)
 - [Citizen Police](#)
- [Academy](#)
 - [Community Service](#)
- [Officers](#)
 - [Domestic Violence](#)
 - [Fingerprinting](#)
 - [Graffiti Removal](#)
 - [Neighborhood Watch](#)
 - [Schools Collaboration](#)
 - [Rape Aggression](#)
- [Defense](#)
 - [Senior Alert Program](#)
 - [Walk and Talk Program](#)

Graffiti Removal



The Town of Brookline has come together to combat the problem of Graffiti which detracts from the quality of life of all residents. The Brookline Police Department has formed a coalition with the following agencies:

- Brookline Department of Public Works
- Brookline District Court
- Brookline Housing Authority
- Brookline Public Schools
- How can we fight Graffiti?

Graffiti is a Town wide problem that affects both public and private property owners. Both graffiti prevention and removal are time consuming, expensive and require continuous intervention.

The Town of Brookline will play a central role in the eradication of graffiti in the Town by coordinating prevention and enforcement efforts, acting as a clearinghouse for graffiti identification and removal, and setting an example by providing good maintenance of its own property. Citizens, community groups, business and residential property owners, and other public agencies and institutions are encouraged to work together within the Town to effectively combat graffiti.

Report Graffiti Online

- [The Town of Brookline Graffiti Reporting Form](#)

Graffiti Reporting Phone Numbers

- Brookline Police Department 617-730-2222
(to report graffiti on private and business property)
- Tip Line: 617-232-3673
(If you have any information regarding people who are actively involved in defacing property within the Town of Brookline)
- Brookline DPW 617-730-2156
All calls will be recorded, kept confidential and responded to promptly)
- Brookline Housing Authority 617-277-1884
(to report graffiti on signs poles, traffic lights, fire hydrants, town buildings, school property etc.)
- MBTA 617-222-5215
- U.S. Postal Service 617-876-0620

List of Who to Call: Enforcement

Suspicious Behavior or Graffiti – 617-730-2222 (main Police number)

Trash- 617-879-4900 (Highway and Sanitation)

Rodents in or around the building – 617-730-2306 (Environmental Health, Public Health)

Fire Safety Concerns – 617-730-2270 (Fire Prevention Services)

Paint Fumes (i.e., Auto Body Shop) – 617-730-2306 (Environmental Health, Public Health)

Excessively Overgrown Vegetation – 617-730-2100 (Building Department)

(especially any affecting the public sidewalk, or noticeably affecting the structural integrity of the building)

Further Deterioration of the Building – 617-730-2100 (Building Department)

(especially deterioration of occupied spaces or items that could affect the structural integrity of the building)